

**CITY OF DANA POINT
AGENDA REPORT**

DATE: FEBRUARY 13, 2017

TO: DANA POINT PLANNING COMMISSION

FROM: URSULA LUNA-REYNOSA, DIRECTOR
SEAN NICHOLAS, SENIOR PLANNER

SUBJECT: DE MINIMIS PROJECT WAIVER APPROVAL REPORT FROM A COASTAL DEVELOPMENT PERMIT CDP17-0001(WAIVER) TO PERMIT AN ADDITION FOR A NEW RESTAURANT WITHIN TOWN CENTER LOCATED AT 24532 DEL PRADO.

RECOMMENDATION: That the Planning Commission receive and file the De Minimis Project Waiver from a Coastal Development Permit.

APPLICANT: Stan Andrade, Architect

OWNER: Brandon and Steve Mueller

REQUEST: A De Minimis Project Waiver from a Coastal Development Permit to add 764 square feet to the first floor of an existing commercial building to allow the establishment of a new restaurant.

LOCATION: 24532 Del Prado (APN 682-191-03)

NOTICE: On January 23, 2017, a Notice of Application for a De Minimis Project Waiver from a Coastal Development Permit was posted at the project site and notices were sent consistent with the Dana Point Zoning Code.

ENVIRONMENTAL:

The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Section 15301 (Class 1 – Existing Facilities).

ISSUES:

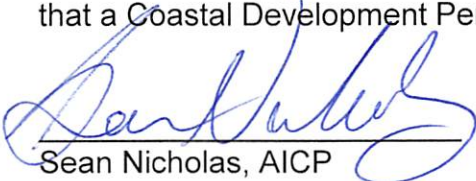
1. Does the project satisfy all the findings required pursuant to the City's Municipal Code for approval of a De Minimis Project Waiver from a Coastal Development Permit?

BACKGROUND AND DISCUSSION:

The subject De Minimis Waiver application proposes the addition of 764 square feet to establish a new restaurant within the Town Center, located within the Coastal Zone but outside the appeals area. On January 26, 2017, a Minor Conditional Use Permit, Minor Site Development Permit, and De Minimis Project Waiver from a Coastal Development Permit was approved in an Administrative hearing for onsite alcohol use, tandem parking, and an addition greater than 10% to a non-conforming structure. The Community Development Director is requesting Planning Commission concurrence with the attached (Attachment 1) De Minimis Project Waiver from a Coastal Development Permit. Staff has also included the administrative approval of the Minor Conditional Use Permit and Minor Site Development Permit (Attachment 2), and the proposed plans (Attachment 3) for reference. It is important to note that pursuant to Dana Point Zoning Code section 9.69.160(a)(3) a De Minimis Waiver cannot be conditioned.

CONCLUSION:

The Community Development Director found that the subject project conforms to the development standards of the Municipal Code, Local Coastal Program, and meets the required findings for issuance of a De Minimis Waiver. Staff recommends the Planning Commission receive and file the report. If one-third or more of the full membership of the Planning Commission so request, the issuance of the De Minimis Project Waiver from a Coastal Development Permit shall not become effective, and the applicant will be advised that a Coastal Development Permit is required pursuant to Section 9.69.110 of the DPZC.


Sean Nicholas, AICP
Senior Planner


Ursula Luna-Reynosa, Director
Community Development Department

Supporting Documents:

1. Draft De Minimis Project Waiver from a Coastal Development Permit
2. Approved Minor Conditional Use Permit CDP16-0004(M) and Minor Site Development Permit SDP16-0023(M)
3. Proposed Plans



February 13, 2017

COASTAL DEVELOPMENT PERMIT DE MINIMIS WAIVER

Based on the project plans and information provided in your permit application for the development described below, the Director of Community Development hereby waives the requirements for a Coastal Development Permit pursuant to Dana Point Zoning Code Section 9.69.160(a). If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a Coastal Development Permit is obtained or any discrepancy is resolved.

APPLICANT: Stan Andrade (Lighthouse Remodel/Addition)

OWNER: Stephen and Brandon Muller

PROJECT LOCATION: 24532 Del Prado (APN 682-191-03)

REQUEST: A request to sell a full range of alcohol for onsite indoor and outdoor consumption in conjunction with a restaurant, provide tandem parking associated with valet service and employee parking, and remodel and addition of a nonconforming structure, located at 24532 Del Prado, within the City's Town Center.

RATIONALE: The subject application proposes to create a new restaurant venue on the first floor of an existing building that is located outside the appeals jurisdiction of the Coastal Commission and will not impact any coastal resource or coastal access. The proposed project meets applicable development standards. The proposed project is located in Town Center and is located over 3,500 feet away from the nearest public coastal access point, and is not a sensitive coastal resource or recreation area as it is an existing developed commercial site. The project will further promote the pedestrian environment of Town Center and serve coastal visitors of the community. No work being proposed is appealable to the Coastal Commission.

This waiver will not become effective until reported to the Planning Commission at their February 13, 2017 meeting and the site of the proposed development has been appropriately noticed compliant with Zoning Code section 9.69.160(b). The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Planning Commission hearing. If one-third or more of the Planning Commission object to this waiver of permit requirements, a Coastal Development Permit will be required.

Ursula Luna-Reynosa
Director of Community Development



January 26, 2017

Stan Andrade
2880 South Coast Highway
Laguna Beach, CA 92651

**MINOR CONDITIONAL USE PERMIT CUP16-0004(M)/SITE DEVELOPMENT PERMIT
SDP16-0023(M)**

APPLICANT: Stan Andrade (Lighthouse Remodel/Addition)

OWNER: Stephen and Brandon Mueller

LOCATION: 24532 Del Prado (APN 682-191-03)

REQUEST: A request to allow the on-site sale and consumption of beer, wine and distilled spirits in conjunction with a new restaurant, provide tandem parking associated with valet service and employee parking, and remodel and addition of a 4,169 square foot nonconforming structure, located at 24532 Del Prado, within the City's Town Center.

A Coastal Development Permit De Minimis Waiver has been issued for the project and is included as Attachment 1.

ENVIRONMENTAL: The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Section 15301 (Class 1 – Existing Facilities).

DETERMINATION: The Community Development Director hereby

✓ APPROVES
 DENIES

the requested entitlements described herein subject to the attached findings and applicable conditions.

Ursula Luna-Reynosa, Director
Community Development Department

FINDINGS:

**MINOR CONDITIONAL USE PERMIT
GENERAL FINDINGS**

A. The proposed conditional use is consistent with the City of Dana Point General Plan.

The subject application proposes to create a new restaurant venue on the first floor of an existing building within the Commercial/Residential land use designation of the General Plan. The Commercial/Residential General Plan designation is a Mixed-Use designation which requires commercial uses, such as restaurants, on the first floor. The development is located within the Town Center zoning designation which allows for restaurants within the zoning district consistent with the General Plan policies.

The project, will add 764 square feet to the ground floor to fill an existing void in the building. The void use to be the driveway and primary access to the site from Del Prado. Right-of-way improvements associated with the City's Town Center traffic reconfiguration project removed the curb cut, and there is no longer site access from Del Prado, only from the alley in the rear. To provide all the appropriate circulation, access, and parking for the uses onsite, the applicant is proposing to utilize tandem parking in conjunction with valet and employee parking, both allowed by Zoning Code Section 9.35.060(b)(5) and consistent with the General Plan.

As a component of establishing the new restaurant, the applicant is proposing the on-site sale and consumption of alcohol. This is common for restaurants in the Town Center. The sale of alcohol will be ancillary to the primary restaurant use and permitted as a conditional use

Overall, the application has been reviewed for conformance with applicable sections of the Town Center Plan and Dana Point Zoning Code (DPZC), which implements the goals and policies of the General Plan, and is found to conform to all applicable goals and standards therein.

B. The nature, condition, and development of adjacent uses, buildings, and structures have been considered, and that the proposed, conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures.

The proposed tandem parking in association with valet and employee parking will ensure all parking for the uses are kept onsite and will not impact surrounding uses. The request for the on-site sale and consumption of alcohol as an ancillary use to the proposed restaurant will compliment surrounding uses and further add

to the developing Town Center. The outdoor dining component will enhance the pedestrian environment and add activity to the public right-of-way as promoted in the Town Center plan. The parking plan proposed and the ancillary alcohol use will not be detrimental to surrounding uses.

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other land use development features prescribed in the Dana Point Municipal Code in order to integrate the use with existing and planned uses in the vicinity.**

The proposed site is adequate in size and shape to accommodate all proposed development in conformance with the standards of the Town Center Plan and DPZC. Utilizing tandem parking in concert with valet and employee parking will meet parking requirements onsite for the various uses. Additionally, the space that will be utilized for the restaurant, and ancillary alcohol use, will be consistent with the area, and provide another unique dining experience within Town Center.

ONSITE ALCOHOL REQUEST FINDINGS

- D. That the proposed use will not be contrary to the public interest or injurious to nearby properties and that the spirit and intent of this Section will be observed.**

The on-site sale and consumption on-site sale and consumption alcohol as an ancillary use to the primary restaurant will provide another dining experience within Town Center. The outdoor dining component of the project will further activate the pedestrian space and enhance the pedestrian atmosphere of Town Center. The project does not include any live entertainment approvals, and includes hours of operation limitation to mitigate potential impacts to neighboring properties. The proposed use will not negatively impact surrounding uses, and the requirements set forth by the Town Center and DPZC have been included as conditions of approval.

- E. That the proposed use will not enlarge or encourage the development of a "skid row" area.**

The project site is a developed commercial facility and the proposed addition and restaurant use with the on-site sale and consumption alcohol will be an enhancement to the area and promote the pedestrian environment of Town Center. The proposed use will not enlarge or encourage the development of a "skid row" area.

- F. That the establishment of an additional regulated use in the area will not be contrary to any program of neighborhood conservation nor will it interfere with any other city program.**

The proposed project is a permitted use in the Town Center plan subject to the approval of a Minor Conditional Use Permit. The ancillary use of alcohol associated with a restaurant will further the goals and policies of the Town Center plan by enhancing Town Center as the primary business district, and promotes visitor serving commercial uses within the Town Center (Land Use Goal, Town Center Policy 1.9), and is consistent with all applicable City programs and requirements.

- G. That all applicable regulations of the zoning district in which the use is permitted will be observed.**

The proposed project and onsite indoor and outdoor consumption of alcohol, as an ancillary use to the proposed restaurant, is consistent with all provisions of the Town Center plan and DPZC. All standard conditions of approval have been included, and the proposed project has been reviewed by all applicable Divisions for consistency with applicable requirements.

TANDEM PARKING FINDINGS

- H. That the proposed type of tandem parking (employee or valet) is appropriate for the proposed use.**

The proposed project is proposing to utilize tandem parking associated with valet and employee parking which will allow all parking required for the project to be located onsite and not impact surrounding uses. The office and restaurant uses proposed for the site operate at different peak times and utilizing the valet and employee parking strategies in conjunction with tandem parking will maximize use and efficiencies of the parking area.

- I. That surrounding properties will not be adversely affected by the proposed tandem parking facilities.**

The proposed project's use of tandem parking in coordination with valet and employee parking will maximize efficiency of the parking area and allow all required parking to be provided onsite without impacting surrounding uses.

- J. That adequate off-street (or acceptable on-street) parking for the patrons of the business will be available for the proposed use.**

The proposed tandem parking plan will maximize utilization of the parking area onsite to avoid impact on surrounding uses. Utilizing tandem parking will allow for the required parking for the office and restaurant uses to be provided onsite.

K. That appropriate conditions have been imposed to address the maintenance and safety of the tandem parking area.

The proposed project includes standard conditions of approval and require that all parking associated with the project be contained onsite. The tandem parking design conforms with all applicable maintenance and safety standards.

L. That the proposed use demonstrates unusually high quality, character and/or exhibits characteristics which are highly consistent with community objectives as stated in a specific General Plan goal(s) or policy(ies).

The proposed project is the establishment of a new restaurant/commercial use in Town Center and is consistent with the General Plan policies for this Commercial/Residential land use designation and will help enhance/activate the pedestrian experience. The project will revitalize and enhance an existing building that is currently vacant, while preserving its iconic lighthouse architectural feature.

M. That the tandem parking program includes provisions for periodic monitoring and reporting to identify any issues associated with the program and to adjust the program as necessary to address any such issues.

The project has been conditioned with standard conditions of approval. Staff has included a condition of approval requiring the applicant to update the valet plan, or modify hours of operation as needed should staff identify issues with the proposed uses and operations onsite.

Minor Site Development Permit (Addition to conforming structure)

A. Compliance of the site design with development standards of this Code.

The proposed project has been conditioned to ensure compliance with all applicable provisions of the Town Center plan and DPZC. The addition of 764 square feet to the nonconforming structure is consistent with all applicable development standards. The existing building is nonconforming due to the height of the light house architectural feature, and no component of the project will change the height of the structure. The addition is limited to the first floor of the development. The project also includes an outdoor dining area along Del Prado which has been conditioned to be verified that all temporary decorative fencing that will separate the outdoor dining area from the public right-of-way will be a minimum of 12 feet from the curb face.

B. Suitability of the site for the proposed use and development.

The proposed project has been reviewed for consistency with applicable development standards and the proposed addition and outdoor dining has been

found to be consistent with those provisions as conditioned. No portion of the project will increase the height of the structure which is legal nonconforming.

C. Compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines.

The project allows for a remodel and addition to an existing commercial space within the Commercial/Recreation General Plan land use designation. This is consistent with the goals and policies of that designation, in particular Policies 3.1, 3.3, and 3.8 as the project includes an addition on the first floor and will improve the pedestrian character and activity on Del Prado.

D. Site and structural design which is appropriate for the site and function of the proposed use(s), without requiring a particular style or type of architecture.

The proposed project is consistent with the design and character of the existing building, and the aesthetic improvements will further enhance the site. The decorative railing to be used for the outdoor dining space will be consistent with the decorative railings proposed throughout the building and around the light house. The project is consistent with applicable development standards and will be an enhancement both to the existing building and Town Center as a whole.

CONDITIONS OF APPROVAL

The City of Dana Point hereby grants approval of CUP16-0004(M)/SDP16-0023(M) for the referenced project. This permit is valid subject to the following conditions of approval:

A. General

1. Approval of this application allows the on-site sale and consumption of beer, wine and distilled spirits in conjunction with a new restaurant, provide tandem parking associated with valet service and employee parking, and remodel and addition of a nonconforming 4,169 square foot structure, located at 24532 Del Prado, within the City's Town Center. Subsequent changes to the approved scope-of-work shall be in substantial compliance with those plans and written scope-of-work presented to the Planning Division and in compliance with applicable provisions of the City of Dana Point General Plan and Municipal Code.
2. This permit shall be copied in its entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans submitted to the City of Dana Point Building/Safety Division for plan check.

3. A separate sign permit will be required for any signage.
4. Approval of this application shall be valid for a period of 24 months (two years) from the date of determination. If the scope-of-work approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
5. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director of Community Development determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved plot plan, he may approve the amendment without requiring a new public hearing.
6. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
7. The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify and hold harmless the city shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action or proceeding.
8. The applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions or proceedings against the City, its officers, employees, or agents arising out of or resulting from negligence of the applicant or the applicant's agents, employees or contractors. Applicant's duty to defend, indemnify and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding.

9. The applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.
10. The applicant and applicant's successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.
11. The applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions.
12. The City shall maintain the option to reconsider this Conditional Use Permit (and its conditions of approval) at any time should the Community Development Director find it necessary to evaluate impacts of the use on the surrounding community.
13. At all times of operation, the approved use shall comply with the provisions of the City's Noise Ordinance (Section 11.10 of the Dana Point Zoning Code).
14. The hours of operation for alcohol sales shall be maintained as follows: Monday through Thursday 11:30 A.M. to 10:00 P.M., Friday and Saturday 11:30 A.M. to 11:00 P.M., and Sunday 9:00 A.M. to 10:00 P.M. Any deviation from these operating hours shall require prior review and approval by the Director of Community Development.
15. Based on the number of parking spaces available, the total number of outdoor seating is limited to 16. If additional parking becomes available, the applicant can submit to staff a revision to that number subject to the approval of the Director of Community Development or their designee.
16. Consumption of alcoholic beverages shall be prohibited anywhere except in the premises or designated outdoor dining area of the subject business.
17. There shall be appropriate and conspicuous postings of a notice inside the premises, indicating that consumption of alcohol outside the premises is prohibited by law, except as may be permitted in the designated outdoor dining area. The notice shall be at least one and one-half (1.5) square feet in size.

18. This Conditional Use Permit does not authorize live entertainment, either indoors or outside. If live entertainment is proposed in the future, an amendment to this Conditional Use Permit shall be required.
19. A separate Special Event Permit shall be issued for any future activities which temporarily intensify the impacts (i.e., parking, traffic, noise, light and glare, etc.) of the proposed restaurant.
20. The City shall maintain the option to reconsider the Conditional Use Permit (and conditions contained herein), at any time if the Community Development Director finds it necessary to re-evaluate impacts of the use on the surrounding community.
21. If required by the Director of Community Development, due to noise complaints, the applicant shall retain a qualified engineer specializing in noise/acoustics to monitor the sound generated by the outdoor dining activity to demonstrate compliance with the City's noise standards and/or incorporate mitigation measures to the satisfaction of the Director of Community Development to address noise impacts
22. The applicant shall ensure that no activities take place contrary to the public health, safety and welfare.
23. In order to reduce the noise caused by the clanking of bottles into trash/recycling containers at the close of business, all glass containers shall be properly disposed of after 7:00 A.M., the following day into appropriate trash/recycling bins.
24. The owner/operator shall install "Good Neighbor" signage on the outdoor patio and in and around entrances and exits from the establishment to remind patrons to be considerate of neighboring residential areas.
25. Full meal service shall be provided and available for ordering at all times the establishment is open for business.
26. The approval was based on the particulars of the individual case and does not in and of itself or in combination with other approvals in the vicinity or citywide constitute a precedent for future approvals or decisions.
27. Deliveries and refuse collection shall be prohibited between the hours of 10:00 P.M. and 7:00 A.M. daily, unless otherwise approved by the Director of Community Development.

28. The applicant/operator shall ensure that the trash dumpsters and/or containers are maintained and covered to control odors.
29. All trash shall be stored within the building or within containers stored in the enclosed trash enclosure (three walls, roof, and self-latching gate) or otherwise screened from view of neighboring properties, except when placed for pick-up by refuse collection agencies. Final design of the trash enclosure shall be approved by the Director of Community Development or their designee.
30. Exterior lighting shall be in compliance with applicable standards of the Dana Point Zoning Code. The site shall not be excessively illuminated based on the luminance recommendations of the Illuminating Engineering Society of North America, or, as determined by the Director of Community Development.
31. If required by the Director of Community Development, due to complaints, the applicant shall be required to provide a parking utilization survey of onsite operations. If a shortage is discovered and/or issues arise due to the operations onsite, modifications to the valet plan, hours of operation, or other mitigation may be required.
32. In conjunction with approval of the onsite tandem parking layout, no employee or valet parking shall be parked offsite, unless an offsite parking agreement is submitted to the City showing additional off-street parking is available to the uses above the required parking onsite. On-street parking shall not be utilized for valet operations.
33. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.
34. The applicant shall be responsible for coordination with water district, sewer district, SDG&E, AT&T California and Cox Communication Services for the provision of water, sewer, electric, telephone and cable television services and possible conflicts.
35. The applicant shall prepare grading and improvement plans using a registered California Engineer for all grading, drainage and site improvements for review and approval by the City Engineer, prior to a Building Permit.
36. The applicant shall exercise special care during the construction phase of this project to prevent any off-site siltation. The applicant shall provide erosion and sediment control measures at all times. The applicant shall maintain the erosion and sediment control devices until the final approval of the planned improvements/grading.

37. The applicant, property owner or successor in interest shall submit a standard Waste Reduction and Recycling Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance. The standard Waste Reduction and Recycling Plan shall be reviewed and approved and deposit posted prior to issuance of any permits.
38. Any proposed improvements within the City of Dana Point public right-of-way will require a separate encroachment permit. The applicant shall submit a separate encroachment permit application in accordance with the latest City standards, subject to review and approval by the City Engineer.
39. Building materials, unlicensed vehicles, portable toilets, and similar items shall not be placed in the public right-of-way.
40. The proposed exterior patio encroaches into the proposed right-of-way. The proposed exterior patio will require an encroachment permit and indemnity agreement prior to building permit issuance.
41. No painting of curbs or installing any signage on Del Prado shall be done by the applicant.
42. All utility conduits shall be located, potholed prior to any work, and protected from damage. If the applicant damages the any traffic signal interconnect conduit/cable, the applicant shall replace the traffic signal interconnect to the satisfaction of the City Engineer.
43. All improvements within the public right-of-way shall be constructed per the Lantern District Public Works Construction Details, City Standards, the City Standard Encroachment Permit Conditions, and as indicated by the City Engineer.
44. Any damage to existing public or adjacent private property facilities shall be repaired or replaced to the satisfaction of the City Engineer, and per City Standards.
45. The applicant shall obtain approval prior to any work that impacts/damaged newly paved streets in the vicinity of the property.
46. All utility connections shall be from the alley behind the property, unless otherwise approved by the City Engineer.

47. Plans shall be designed per the 2016 editions of the Building Code with any local amendments.
48. The front gate shall swing in the direction of travel if serving an occupant load of 50 or more per CBC 1010.1.2.1.
49. Plans should clearly show compliance with CBC 11B Accessibility to Public Buildings, Public Accommodations, Commercial Buildings and Public Housing. A Certified Access Specialist (CAsp) report is recommended.
50. Valet Parking (CBC 11B-209.4): Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with CBC Section 11B-503. The parking requirements of Section 11B-208.1 apply to facilities with valet parking.
51. Prior to installation, final design of all decorative railings shall be reviewed and approved by the Director of Community Development or their designee.
52. The railing associated with the outdoor patio shall be field verified to be a minimum of 12 feet from the face of curb on Del Prado.

B. Prior to Building Plan Check Submittal, the applicant shall meet the following conditions:

53. Provide building code analysis showing conformance to CBC Chapter 3 and 5. Specify occupancy group(s), type(s) of construction, including fire sprinklers, location on property, actual and allowable floor area, building height, number of stories, and conforming exiting.
54. Fire Department review is required. Submit plans directly to the Orange County Fire Authority for their review and approval.
55. Building Code Analysis: Provide building code analysis showing conformance to the Chapter 3 and 5 of the CBC. Specify occupancy group(s), type(s) of construction, including fire sprinklers, location on property, actual and allowable floor area, building height, number of stories, and conforming exiting.
56. Exiting Plan & Analysis: Plans should include an occupant load analysis on the plans and provide an "Exit Plan" to show a clear and dimensioned Means of Egress system that provides a continuous, unobstructed exit from any occupied point in the building to a public way.

57. Fire-rated Construction: Plans should clearly identify the locations of the Fire Areas, Fire Walls, Fire Barriers, Fire Partitions, and all Occupancy separations. Provide complete legends and details on the plans.
58. Fire sprinkler system is required unless a waiver from the Fire Chief is provided.
59. For the interior stair, show compliance with "Curved Stairways" per the 2013 CBC Section 1009.12
60. Existing building shall provide for disabled access. Show how path of travel; parking; restrooms; entrance will comply.
61. For the number of accessible parking spaces, show compliance with CBC Table 11B-208.2.
62. Soils Report (1803): Submit a foundation and soils investigation report by a Registered Design Professional and conducted in conformance with CBC Section 1803.3 through 1803.5. The report shall comply with CBC Section 1803.6.
63. Foundation system to provide for expansive soils and soils containing sulfates unless a soils report can justify otherwise. Use Type V cement, w/c ratio of 0.45, f'c of 4500 psi.
64. Green Building: Plans shall show compliance & indicate method of verification of compliance with all CALGreen requirements. Third party or other methods shall demonstrate satisfactory conformance with mandatory measures.

C Prior to Issuance of a Building Permit, the applicant shall meet the following conditions:

65. A Certified Access Specialist CAsp report is recommended be submitted for review and approval for building access.
66. The applicant shall submit a drainage plan as a part of the Building Permit application. The drainage plan shall be in compliance with City standards, submitted for review and approval by the Director of Public Works. The applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements.

67. A Landscape Plan shall be submitted for review and approval by the Community Development and Public Works departments. The Landscape Plan shall provide all improvements within the PCH and Blue Lantern frontage.
68. All plans shall show the required fire sprinkler structures required, i.e. FDC, PIV, and DCDA for fire protection. These structures will require screening and are not to be installed on Del Prado unless otherwise approved by the Director of Public Works.
69. The Grease Interceptor and all sewer and water plans shall be reviewed and approved by South Coast Water District (SCWD).
70. The final materials and fence within the outdoor dining area in the right-of-way shall be approved by Public Works and Community Development.
71. A documented drainage agreement for the existing off-site drainage condition as shown on the topographic survey will be required for permitting.
72. Any and all outstanding fees associated with any part of the review and approval of all permits related to the project shall be paid.
73. South Coast Water District has an existing 12-inch sewer line located parallel to the existing building's westerly wall, approximately 1-foot from the edge of the building. If the Developer intends to construct new footings, piles or foundations, or increase the loading on the existing building structure along the westerly property line, he shall be required to relocate the District's 12-inch sewer line to a location acceptable to the District.
74. A sewer study shall be prepared for the project at Developer's expense. The study shall be prepared by a South Coast Water District approved professional civil engineering consultant.
75. Separate service connections and meters shall be installed for domestic water, fire and irrigation.
76. The landscape irrigation system shall be designed and installed to be recycled water ready per South Coast Water District standard. A separate dedicated meter is required for the irrigation system.
77. Backflow prevention assemblies shall be installed on all water

services. The assemblies must be installed above-ground on private property. Said assemblies shall belong to the property owner, who shall be responsible for all annual testing, ongoing maintenance and repairs.

78. The developer/owner shall submit an estimate of the maximum fire flow rate and maximum day and peak hour water demands for the project along with the peak sewer flows for the project. This information will be used to determine the adequacy of the existing water and sewer systems to serve the project. Any off-site water system or sewer system improvements required to serve the project shall be in accordance with South Coast Water District's ordinances.
79. A separate plumbing plan and a plan check fee shall be submitted for the grease interceptor to South Coast Water District.
80. If deepened foundations such as, soldier piles, lagging, and tie backs are proposed along the Del Prado or Alley frontages, or the westerly property line, then existing water and sewer facilities shall be relocated at the Developers expense at the discretion of South Coast Water District.
81. The developer/owner shall submit separate sets of improvement plans to SCWD's Engineering Permitting Specialist for plan review along with the required fire demand (fire flow and fire sprinkler system), list of fixtures, and plan check fee.
82. Upon plan improvement plan approval from South Coast Water District, connection fees will need to be paid before SCWD will provide water and sewer to property.
83. Verification of all conditions of approval is required by all City Departments.
84. All approvals from outside Departments and Agencies (Fire Department, Health Department, etc.), is/are required.
85. All applicable supplemental/development impact fees shall be paid prior to building permit issuance.
87. Separate review, approval, and permits are required for:
 - a. Fire Sprinklers
 - b. Signs
 - c. Retaining Walls
 - d. Site Walls over 3 ft

D. Prior to Issuance of a Certificate of Occupancy, the applicant shall meet the following conditions:

88. A written approval by the Civil Engineer of Record approving the grading and drainage as being in conformance with the approved drainage plan and which specifically approves construction of line and grade for all engineered drainage devices and retaining walls.
89. An As-Built Grading Plan shall be prepared by the Civil Engineer of Record.
90. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
91. The applicant shall complete all of the landscaping, irrigation and tree installation work per the approved Landscape Plans, including work on both public and private property.
92. Any and all outstanding fees associated with any part of the entire project shall be paid.
93. Written approval by South Coast Water District shall be required prior to Public Works final approval.
94. The applicant shall provide the final plans AutoCAD files to the City of Dana Point for the purposes of updating Town Center base maps.
95. Planning final shall be required prior to issuance of Certificate of Occupancy to ensure compliance with all applicable conditions of approval

24532 DEL PRADO AVENUE, DANA POINT, CA 92629



DEL PRADO AVENUE

PROJECT DESCRIPTION

PROJECT DATA

SQUARE FOOTAGES

PARKING ANALYSIS

PARKING ANALYSIS

8120-26-22 (774) One
A portion contains 218 cylinders in two enclosed 21-

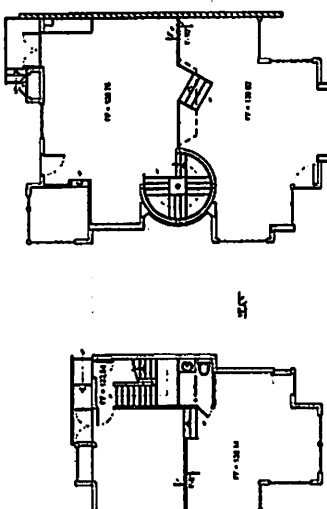
4019

A.001

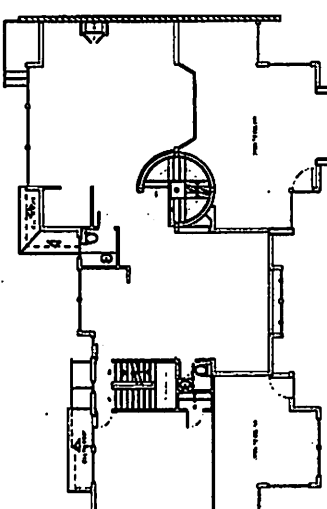
LIGHTHOUSE
24532 DEL PRADO AVE.
DANA POINT, CA. 92629

SITE PLAN
PROJECT DATA

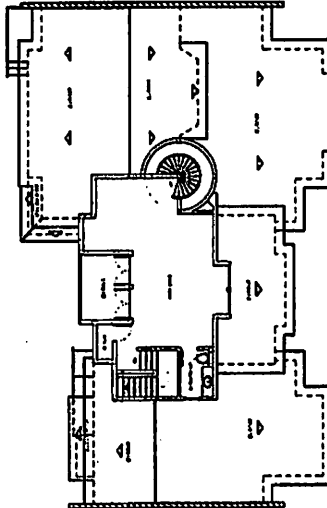
Supporting Document #3



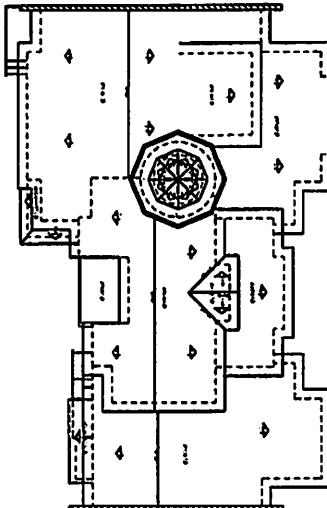
EXISTING FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



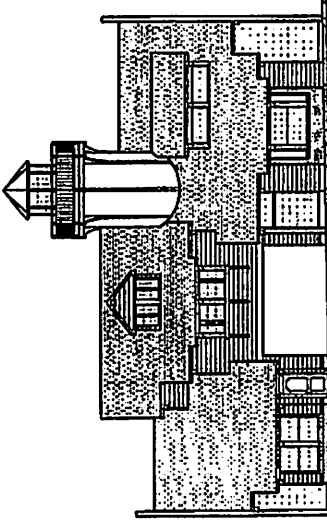
EXISTING SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



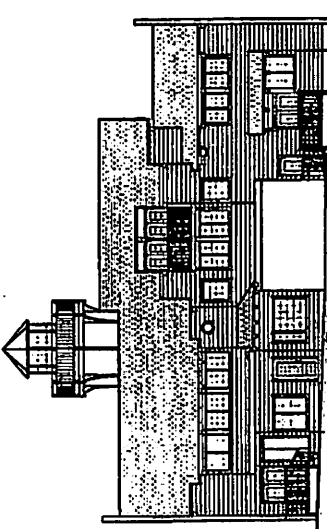
EXISTING THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



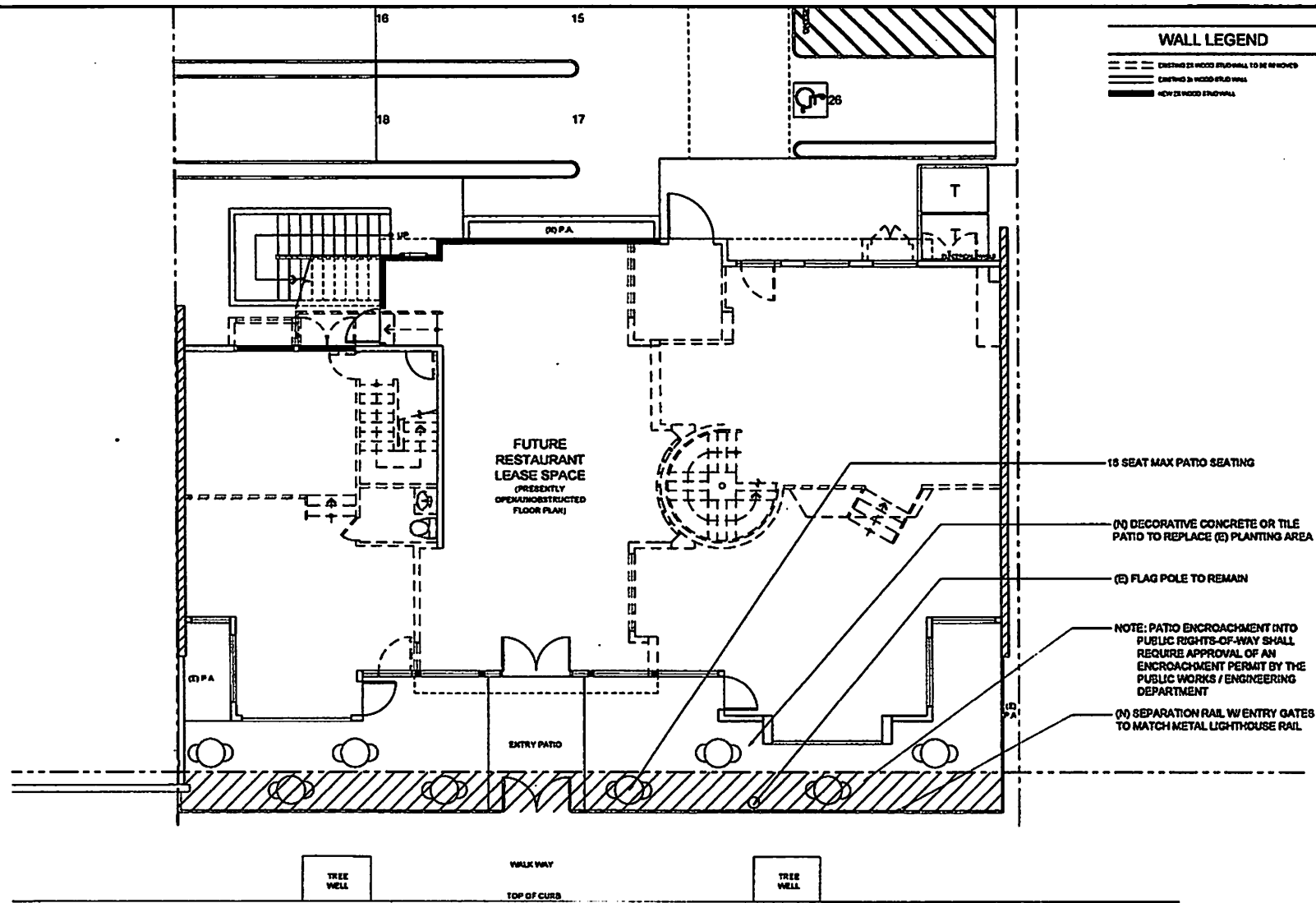
EXISTING ROOF PLAN
SCALE 1/8" = 1'-0"



EXISTING FRONT (NORTH) ELEVATION
SCALE 1/8" = 1'-0"



EXISTING REAR (SOUTH) ELEVATION
SCALE 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



WALL LEGEND

- EXISTING 2x WOOD STUD WALL TO BE REMOVED
- EXISTING 2x WOOD STUD WALL
- NEW 2x WOOD STUD WALL

ARCHITECT
ADDRESS ARCHITECTS INC
24532 DEL PRADO AVE.
DANA POINT, CA 92629

LIGHTHOUSE
24532 DEL PRADO AVE.
DANA POINT, CA 92629

DEMOLITION / PROPOSED
FIRST FLOOR PLAN

REVISIONS

- △
- △
- △
- △



A.101



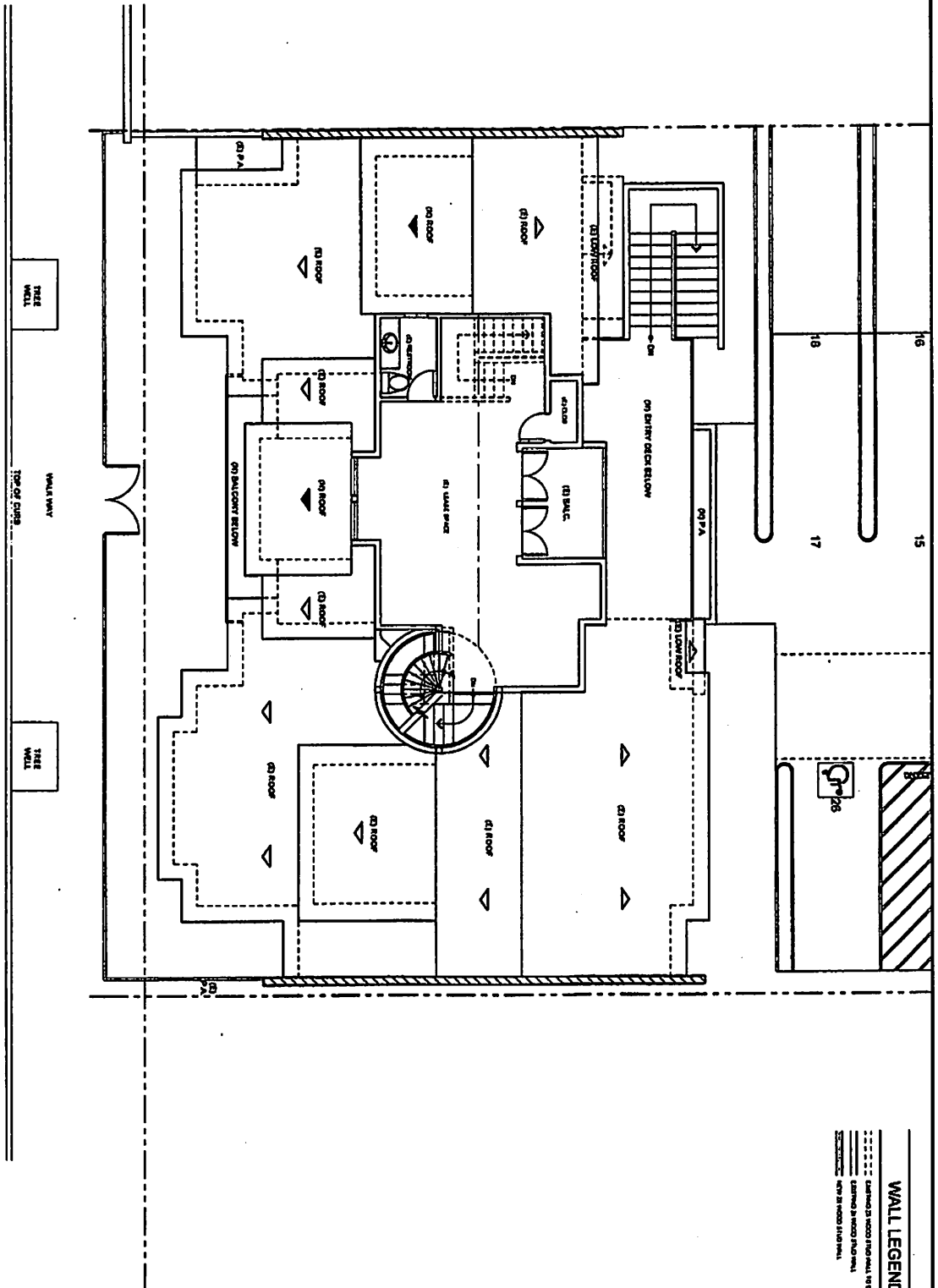
SCALE 100-10



200 524-7100
 10000 15th St. Suite 100
 Dallas, TX 75244
 Fax: 202-747-979
 andrade@att.net

ANDRADE ARCHITECTS, INC.

A.102



WALL LEGEND

--- EXISTING 2" WOOD STUD WALL, 19' 6" HEIGHT

--- EXISTING 2" WOOD STUD WALL

--- NEW 2" WOOD STUD WALL

PROPOSED THIRD FLOOR PLAN

SCALE 1/8" = 1'-0"



A.103



REVISIONS
1
2
3

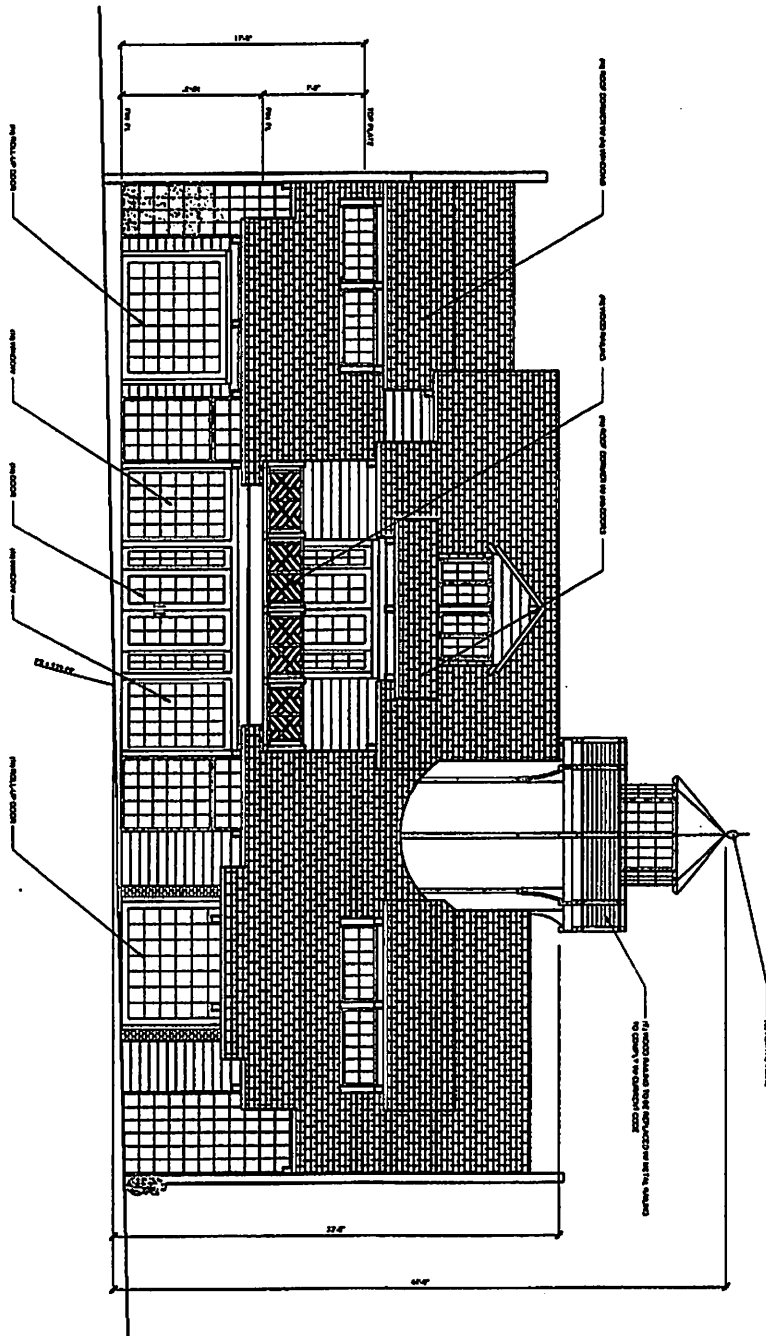
**DENOLITION / PROPOSED
THIRD FLOOR PLAN**

LIGHTHOUSE
24532 DEL PRADO AVE.
DANA POINT, CA. 92629

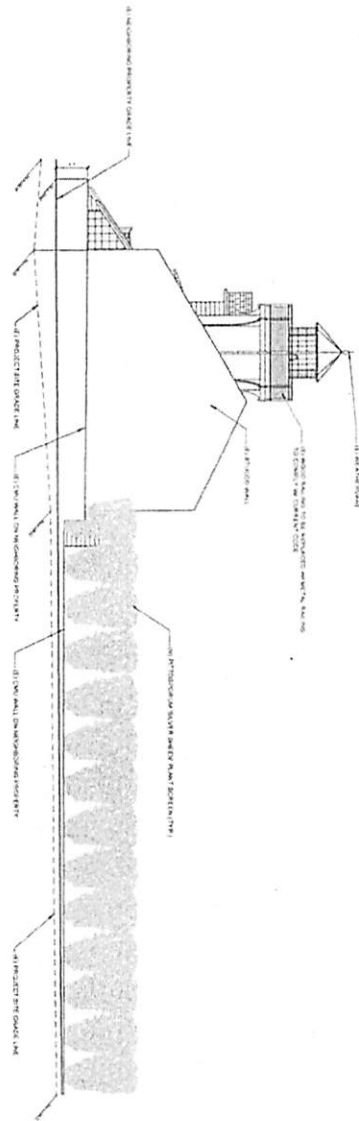


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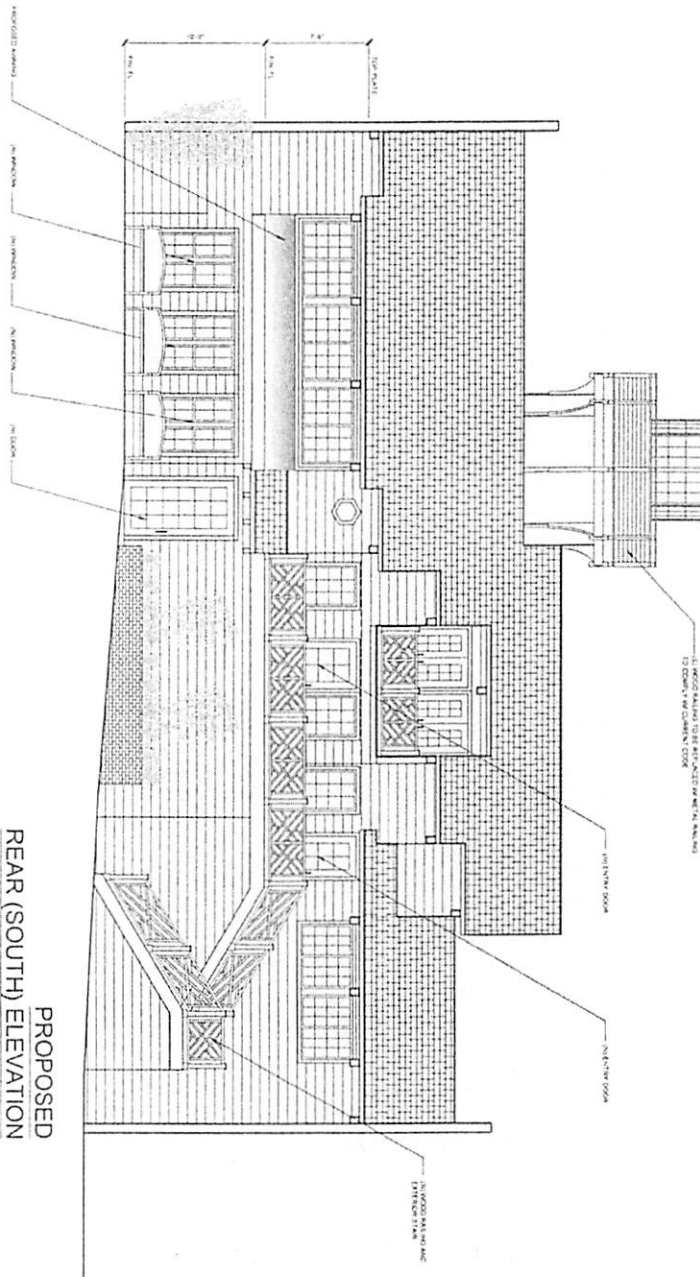
[illegible]



PROPOSED
FRONT (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED
RIGHT (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED
REAR (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"

SCALE 100-1000



SECOND FLOOR EXTERIOR WALL DEMOLITION CALCULATION

[illegible]

SECOND FLOOR INTERIOR WALL DEMOLITION CALCULATION

DUSTING WALLS	DEMO WALLS
① 6'-0"	70 0
② 12'-0"	71 0
③ 23'-0"	75 6'-0"
④ 7'-0"	70 0
⑤ 6'-10"	⑥ 6'-10"
⑦ 13'-0"	⑧ 12'-0"
⑧ COUNTED ON FIRST FLOOR	⑨ COUNTED ON FIRST FLOOR
① 7'-0"	② 0
③ 5'-0"	④ 5'-0"
⑤ 9'-0"	⑥ 7'-0"
⑦ 8'-0"	⑧ 8'-0"
⑨ 2'-0"	⑩ 7'-0"
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TOTAL EXTERIOR AND INTERIOR DEMOLITION CALCULATION

1ST FLOOR EXTERIOR EXISTING WALLS	= 239'-0"
2ND FLOOR EXTERIOR EXISTING WALLS	= 60'-0"
3RD FLOOR EXTERIOR EXISTING WALLS	= 47'-0"
4TH FLOOR EXTERIOR EXISTING WALLS	= 47'-0"
5TH FLOOR EXTERIOR EXISTING WALLS	= 47'-0"
6TH FLOOR EXTERIOR EXISTING WALLS	= 47'-0"
TOTAL BUILDING EXIST'G WALLS	= 538'-0"
PROPOSED EXTERIOR AND INTERIOR WALL DEMOLITION	SUMMARY @ ± 25%

for the duration of the two
year contract period. The
contract was signed by the
company's president, Mr. J.
W. Smith, who also served
as chairman of the board.

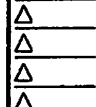


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LIGHTHOUSE
224532 DEL PRADO AVE.
DANA POINT, CA. 92829

SECOND FLOOR DEMOLITION CALCULATIONS

REVISIONS	
1	Initial design
2	Revised design
3	Final design



A.402

